

INSTRUCTIONS TO BIDDERS

BIDDING DOCUMENTS

1.1 Bonafide prime Bidders and major subcontractors may obtain one Bid Pack, including Bidding Documents, Bid Envelope, and Bid Form, in accordance with provisions of the Invitation to Bid.

1.2 Individuals or firms securing Bid Packs become Bidders of Record, are automatically issued subsequent addenda, and will have deposit refunded upon returning complete Bidding Documents unmarked and in good condition within 15 days after the scheduled opening of bids. Bidders of Record who do not submit a bid are also required to return the unused Bid Envelope. Upon failure to meet these conditions, deposit shall be forfeited.

1.3 Bidders of Record may obtain additional copies of Bidding Documents at cost from Designer, but costs will not be refundable.

EXAMINATION

2.1 Bidders shall carefully examine site and documents to obtain first-hand knowledge of existing conditions and Work proposed. Copies of standards referenced in Project Manual are available for review through Designer's office.

2.2 Contractor will not be given extra payment for conditions which can be determined by examining site and documents.

QUESTIONS

3.1 Bidders shall submit questions about bidding documents to Designer in writing. Replies will be issued to Bidders of Record by addenda and will become part of Contract Documents. Designer and Owner will not make oral clarifications.

3.2 Questions must be received by Designer at least six calendar days before bid opening date.

3.3 Normal practice is that no addenda affecting pricing will be issued less than three calendar days before bid opening date.

SUBSTITUTIONS

4.1 Substitutions before receipt of bids shall be as identified in Supplementary Conditions and Division 1 specifications. To request pre-bid approval of substitution, data required by Designer for evaluation must be received 10 calendar days before date set to receive bids. Acceptable substitutions will be identified in addenda.

4.2 Bidders submitting bids in reliance upon a substitution when the substitution has not been approved prior to bidding do so at their own risk.

LIQUIDATED DAMAGES AND TIME

5.1 Conditions for liquidated damages are established in Supplementary Conditions. Time for completion and amount of liquidated damages are identified in Bid Form.

LICENSING AND QUALIFICATIONS

6.1 Bidders shall be familiar with the Contractors Licensing Act of 1976, as currently amended (codified in Tennessee Code Annotated Sections 62-6-101, et seq.). A contract will not be awarded to a bidder whose bid is in conflict with state licensing law.

6.2 In compliance with Tennessee Code Annotated Section 50-9-114(a), prospective bidders are advised that the Owner does not operate a certified drug-free workplace program providing for testing.

6.3 Bids submitted for this project shall not include a contractor or subcontractor that is disqualified from participating in State construction projects under the supervision of the State

Building Commission. As a matter of public record, the State Architect maintains a list of those that are disqualified, and the Owner endeavors to include a current copy of that list in the Bidding Requirements for its projects as Information Available to Bidders. Failure to include a current list shall not negate the effect of disqualification.

PRE-BID CONFERENCE

7.1 Pre-Bid Conference may be held approximately 10 days prior to bid opening date at time and place to be announced. Bidders of Record will be notified in writing whether or not a pre-bid conference will be held.

BID FORM

8.1 Make bids on an unaltered bid form furnished by the Designer in Bid Pack and duplicated in Project Manual. Submit one Bid Form. Failure to completely fill out Bid Form may cause bid to be rejected.

8.2 If a Bidder chooses not to bid an Alternate, Unit Price, or Base Bid in a multiple Base Bid project, write "no bid" in the space. To indicate availability of an Add Alternate at no additional charge, write "no charge" in the space. Additional stipulations or qualifications on Bid Form may cause bid to be rejected.

8.3 Bid Form shall be signed by person or persons legally authorized to bind Bidder to contract.

BID SECURITY

9.1 Bid Security is required in the amount of five percent (5%) of total amount bid, including alternates, made payable to State of Tennessee.

9.2 Bid Bonds shall be issued by Surety company licensed to do business in Tennessee by Tennessee Department of Commerce and Insurance, and shall have certified and current Power-of-Attorney for Attorney-in-Fact attached.

9.3 Checks shall be certified or cashier's.

9.4 Owner may retain Bid Security of bidders to whom award is being considered until either (a) Contract has been executed, or (b) specified time has elapsed so that bid is not binding, or (c) bid has been rejected. If Bidder refuses to enter into Contract or fails to furnish all required attachments properly executed, the amount of bid security shall be forfeited to Owner as liquidated damages, not as penalty.

BID SUBMITTAL

10.1 Submit Bid Form, with required attachments, in Owner's Bid Envelope furnished by Designer in Bid Pack. Bidder shall fill in blank spaces on face of Envelope, except blank provided for Designer's approval.

10.2 If any work, regardless of dollar value, is required for Plumbing, HVAC or Electrical, list subcontractor that will perform that work. If Bidder will perform that work with Bidder's own forces, fill in Bidder's name as subcontractor. If no work is required in a category, write "N/R" (None Required) or "N/A" (Not Applicable) in space provided for subcontractor(s).

10.3 Provide state contractor license number, expiration date, and applicable classifications for Bidder and listed subcontractors, as applicable by state licensing law. If the value of subcontractor's work is such that no license is required, and subcontractor is unlicensed, fill in "N/A" in the license number column, but still fill in name.

10.4 Bidders are solely responsible for ensuring that bids are received by the time and at the place identified for receipt of bids. A bid sent by mail shall be enclosed in an envelope clearly marked "Bid Envelope Enclosed". Bids received late will be returned unopened.

RECEIPT AND OPENING OF BIDS

11.1 Bids will be received and opened at time and place identified in Invitation to Bid.

WITHDRAWAL AND MODIFICATION PRIOR TO CLOSE OF BIDDING

12.1 Bids, once submitted, may be withdrawn or modified before the scheduled opening time only upon receipt of request signed by a person legally authorized to bind bidder to contract. If bid is withdrawn, it may not be resubmitted. Modification to a bid amount may be made as "add" or "deduct" only. Oral, telephonic or telegraphic withdrawal or modification will not be considered. After time and date designated for receipt of bids, bid may not be modified during time period stipulated in Bid Form.

POST-BID WITHDRAWAL OF BID FROM CONSIDERATION DUE TO MISTAKE

13.1 Request to withdraw bid due to mistake must be in writing to Real Property Administration, delivered in person or postmarked certified or registered mail not later than twenty-four hours after the time fixed for receipt and opening of bids. Request shall acknowledge that bidder refuses to enter into contract based on bid and intends to submit original work papers, documents, and materials used in preparation of the bid in like manner within five working days following date of bid opening.

13.2 Bidder making such request will be removed from consideration for award of contract; and, a duly appointed review panel shall consider whether forfeiture of Bid Security should be waived.

CONSIDERATION OF BIDS

14.1 To be considered, Bids shall be made in accordance with these Instructions to Bidders. Failure to comply with these bidding requirements may cause bid to be rejected.

14.2 The Owner reserves right to: reject Unit Prices proposed in a bid without invalidating other portions of bid; reject a bid which does not provide all required Unit Prices; waive informalities; and, reject any or all bids.

14.3 It is Owner's intent to award contract, or multiple contracts in the case of multiple base bids, based upon lowest evaluated responsive bid submitted by responsible bidder for base bid plus alternates (if any) taken in order up to, but not to exceed the Bid Target. If the base bid of all bidders exceeds the established Bid Target, the low bidder is determined by the lowest base bid submitted by a responsible bidder irrespective of any alternates (if any) bid. When alternates are included in bidding, Bid Target will be announced at bid opening prior to opening bids. Alternates may be accepted or rejected at Owner's discretion, provided that final combination of base bid and accepted alternates does not change low bidder as established by above method.

14.4 In the event of tie bids, preference will be given to in-state bidder over out-of-state bidder; and, if a tie still exists, successful bidder will be determined by chance.

14.5 In the case of a multiple Base Bid, Owner may award a combined contract for the Work of more than one Base Bid if the same bidder is the successful low bidder on each.

POST BID INFORMATION

15.1 Each Bidder shall be prepared, if requested by Owner or Designer, to present evidence, within ten days of the request, of experience, qualifications, and financial ability to carry out the terms of the contract.

BONDS

16.1 Successful bidder shall provide Bonds as required by the bidding documents and in accordance with paragraph 11.5.1 of the Conditions of the Contract and paragraph 17.1 below. Bond forms shall be the State of Tennessee standard bond forms, which are sequenced in Project Manual as listed in Table of Contents. Contract Bond, if required, shall be in the amount of one hundred percent (100%) of the Contract Sum. Three Year Roof Bond, if required, shall be in an amount as stipulated on the Bid Form.

EXECUTION OF THE CONTRACT

17.1 If a Bidder is presented the written Agreement form for signing, then that Bidder shall deliver to the identified Owner's representative, within five calendar days after presentation, the required number of counterparts of the signed Agreement Form, Contract Bond (if required), Roof Bond (if required), certificates of insurance, and an "Authorization Agreement for Automatic Deposits (ACH Credits) Form" if such an authorization is not already on file with the Owner.

17.2 For the purpose of computing time, the five days referred to in paragraph 17.1 commence the day after receipt of the agreement form by Bidder. Should the fifth day fall on a State holiday, or weekend, Bidder shall provide required documents as directed no later than the next working day; however, regardless of circumstances or causes for Bidder exceeding delivery time, Owner shall be entitled to either require forfeiture of bid security or to add for each day the Bidder exceeds the five day period a corresponding extra day in which to return a fully executed contract, which return will be considered effectuated by mailing Agreement to the Contractor within the required time plus any extensions provided herein.

AWARD OF THE CONTRACT

18.1 Presentation of Agreement form by Owner to bidder for signature does not constitute award of Contract. Contract shall not be considered awarded until Bidder has received a fully executed Agreement.

PARTICIPATION OF MINORITY-OWNED BUSINESSES

19.1 It is the express desire of the State Building Commission to include an emphasis on diversity in its contractual relationships with contractors for the construction, demolition or renovation of State projects under the jurisdiction of the Commission. The Commission acknowledges that firms who demonstrate and embrace diversity within their programs and policies are assisting the State in achieving its goals in building a more reflective marketplace of the community within this state.

19.2 It is a requirement of all successful bidders on projects under the jurisdiction of the State Building Commission that they report to the Owner the names and amounts of contracts entered into with "Disadvantaged or Minority -Owned Businesses" on their contract with the Owner in order for the Owner to collect data on such participation

END OF INSTRUCTIONS TO BIDDERS